

THE SHORES CONDOMINIUM ASSOCIATION MAINTENANCE POLICY AND CHART JUNE 2023

The Shores Condominium Association (“Association”) is governed by the Amended and Restated Declaration of Covenants, Conditions And Restrictions For The Shores Villas recorded with the Maricopa Recorder’s Office at Instrument No. 2008-0414620 including any subsequent amendments thereto (“Declaration”), the Amended and Restated Bylaws Of The Shores Villas dated May 1, 2008 (“Bylaws”), and Articles Of Incorporation Of The Shores Condominium Association (collectively, “Community Documents”).

The Board of Directors adopts this Maintenance Policy and Chart to clarify the maintenance responsibilities for the Association and the Owners, pursuant to the language set forth in the Community Documents and the Condominium Act. The Board of Directors may amend this Maintenance Policy and Chart at any time.

A. General Provisions

The following provisions guide the Board of Directors in fulfilling the Association’s maintenance responsibilities under this Maintenance Policy and Chart.

- **Article 1, Section 1.2 of the Declaration states in part:** “The entire Regime shall be composed of the General Common Elements, one two-story building containing three Units, five two-story buildings containing seven Units each, one two-story building containing five Units and two one-story buildings containing four Units each...”
- **Article 5, Section 5.2 of the Declaration states in part:** “Each Owner at his own expense shall maintain and keep his own Unit in good condition and repair.”
- **Article 5, Section 5.2 of the Declaration states in part:** “In the event any Owner shall fail to maintain, keep repair his own Unit and/or in the event the Association shall determine that such failure shall place the welfare, health or safety of the Regime or any of the remaining Owners in jeopardy, the Association shall have the right, but not the obligation, to make such repairs as it shall deem necessary in the cost of such repairs shall be a lien against the Owner’s Unit as hereinafter provided.”
- **Article 6, Section 6.7(c) of the Bylaws states in part:** “Any such repairs required which are outside of the co-owner’s Unit shall be at the expense of the Association as Common Element maintenance costs.”

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- **Article 6, Section 6.7(b) of the Bylaws states in part:** “Each Owner shall perform promptly all maintenance, repair and upkeep work within his own Unit, which, if omitted, would effect the Regime is entirety or in a part belonging to other co-owners.”
 - Maintenance, repair, or replacement of any items not specifically identified in the Maintenance Policy and Chart will be decided by the Board of Directors on a case-by-case basis.
 - If there is any conflict and or inconsistency between the Declaration and the Maintenance Policy and Chart, the Declaration will control.
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B. Maintenance Chart

This chart shows whether the Owner or the Association is responsible for the maintenance, repair, and/or replacement of various components. A = Association; O = Unit Owner. Sect. = Section

For all components that are marked with an asterisk (*), the Association is responsible for the maintenance, repair, and/or replacement of the component, but the Association may charge the cost for the maintenance, repair, and/or replacement of the component to the Owner(s) pursuant to A.R.S. §33-1255(c) of the Condominium Act.

Unit Building Exteriors	Association	Owner	Authority
Roofs*, foundations of Units*, and slabs*	A		Article 1, Sect. 1.3, & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(c) of the Bylaws
Columns*, studding*, joists*, beams*, supports*, & bearing walls*	A		Article 1, Sect. 1.3 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(c) of the Bylaws
Structural components of the patio*, patio fences,* and balconies*	A		Article 1. Sect. 1.3 of the Declaration & Sect. 6.7(c) of the Bylaws
Finished surfaces of a Unit's patio and/or balcony floors		O	Article 1, Sect.1.4 and Article, 5, Sect. 5.2 of the Declaration
Doors and frames, and door hardware, including but not limited to peep holes, doorknobs, and locks		O	Sect. 6.7(c) of the Bylaws

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Lighting serving the community	A		Article 1, Sect. 1.6, & Sect. 6.7(c) of the Bylaws
Painting of all Buildings and Common Elements	A		Article 1, Sect. 1.6, & Sect. 6.7(c) of the Bylaws
Patio walls* and fences*	A		Article 1, Sect. 1.3 & Sect. 6.7(c) of the Bylaws
Structural Components of a Building, such as masonry load bearing walls	A		Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Window frames, window glass, window screens		O	Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Air conditioning system		O	Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Skylights		O	Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Trellis (installed by Association)	A		Article 1, Sect. 1.3 & Sect. 6.7(c) of the Bylaws
RESIDENCE INTERIORS	HOA	Owner	Authority
Lighting and light fixtures serving only one Unit		O	Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Any accessory/fixture located within a Unit		O	Sect. 6.7(a),(c) of the Bylaws
Interior surfaces of encircling wall or railing of any patio or balcony		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a) of the Bylaws
Surfaces of floors and floor coverings		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a) of the Bylaws
Appliances including but not limited to oven, range, refrigerator, dishwasher, clothes washer, dryer, microwave, garbage disposal, stove etc.		O	Article 1, Sect. 1.4 of the Declaration & Sect. 6.7(c) of the Bylaws
Ceilings of Unit including finishes		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a) of the Bylaws

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Fixtures including but not limited to ceiling fans, handrails, cabinets, countertops, bathtubs, showers, sinks, toilets, etc.		O	Sect. 6.7(a), (c) of the Bylaws
Furnishings, including lamps, and all personal property such as furniture, electronics, jewelry, and clothing located within the Unit		O	Sect. 6.7(a),(c) of the Bylaws
Interior Doors		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a), (c) of the Bylaws
UTILITIES	HOA	Owner	
Sewage and drainage pipes, gas lines, telephone lines, water tanks, and pumps up to the point of entrance into a Unit, serving more than one Unit*, or the Common Elements	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Sewage and drainage pipes, gas lines, telephone lines, water tanks, and pumps located within and serving only one Unit		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a), (c) of the Bylaws
Power/electrical wiring, equipment, and components to the point of entrance into a Unit, serving more than one Unit*, or the Common Elements	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Power/electrical wiring, equipment and components located within and serving only one Unit		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a), (c) of the Bylaws
All chutes, flues, ducts, conduits, circuit breaker boxes, wires, public utilities, meters, water or sewer lines, tanks, motors, compressors etc., up to the point of entrance into a Unit, serving more than one Unit*, or the Common Elements	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Chutes, flues, ducts, conduits, circuit breaker box, and other utility lines or installations etc., located within and serving only one Unit		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a), (c) of the Bylaws
Heating, air conditioning, hot and cold water existing for common use	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws

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Furnace and heating equipment; hot water heater; air conditioner (including compressors and condensers) serving a single Unit		O	Article 1, Sect. 1.4 & Article 5, Sect. 5.2 of the Declaration & Sect. 6.7(a), (c) of the Bylaws
GROUND	HOA	Owner	Authority
The courtyards, gardens, recreational areas, and landscaped areas	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Roadways, streets, uncovered parking areas, private drives, and walks	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Carports*	A		Article 1, Sect. 1.6 & Article 1, Sect. 1.7 of the Declaration & Sect. 6.7(c) of the Bylaws
Dumpsters and Recycling Containers	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Drainage facilities	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Common facilities and Improvements	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
Fences or walls on Common Elements	A		Article 1, Sect. 1.6 of the Declaration & Sect. 6.7(c) of the Bylaws
OTHER	HOA	Owner	
Structural parts of the Common Elements	A		Article 5, Sect. 5.0 of the Declaration
Pest control on the Common Elements	A		Sect. 6.7(c) of the Bylaws
Damage to Common Elements caused by Owner's fault or negligence		O	Sect. 6.7(d) of the Bylaws